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SITE SUMMARY AND RECOMMENDATION

The Kurt Versen Company (Kurt Versen) site (CERCLIS ID No. NJD001471614) is an active, aluminum industrial light fixture manufacturing facility located at 10 Charles Street, Westwood Boro, Bergen County, New Jersey. The site occupies 6.5 acres on Block 1111, Lot 11.01 in a mixed residential, commercial, and light industrial area. The site is bordered to the north by an apartment complex; to the east by Charles Street and a daycare facility; to the west by the Westwood Cemetery; and to the south by Haunsman's Ditch, a part of the local storm sewer system which drains into the Oradell Reservoir.

The manufacturing of aluminum industrial light fixtures involves the treatment of the aluminum in phosphoric acid baths, after which the metal is either plated or painted. Arsenic, copper, mercury, and zinc are produced as by-products of the metal plating operation; these wastes are discharged to the sanitary sewer system under a NJPDES Permit. Iron phosphate wastes are generated at the site and are stored in 50-gallon plastic drums; approximately 100 gallons are shipped off site biannually.

On 18 March 1981, the NJDEP DWR conducted an investigation at the site which disclosed that untreated sewage and industrial wastewater were being discharged to Haunsman's Ditch from a broken sanitary sewer line owned by Kurt Versen. Analyses of samples collected by NJDEP DWR revealed the presence of arsenic, lead, and chromium contamination in the discharged wastewater. The NJDEP DWR issued a Telegram Order to Kurt Versen on 19 March 1981 requiring the company to cease the discharge and perform a spill cleanup. Subsequent remedial activities began on 19 March 1981, with the temporary shut-down of plant operations and the installation of a by-pass line. On 27 March 1981, All County Environmental Service Corporation, New Milford, New Jersey removed approximately 11,000 gallons of sludge and water from the ditch. NJDEP DWR was on site and verified that the cleanup was completed. However, no post-cleanup analytical data are available. In 1984, a building addition was constructed over the area where the spill occurred.

On 25 February 1985, NJDEP DWR conducted another investigation at the site which disclosed that compressor cooling wastewater, obtained from an on-site well, was being discharged to Haunsman's Ditch. Analytical results of well samples collected by the Hackensack Water Company indicated the presence of VOCs such as 1,2-dichoroethane, tetrachloroethene, toluene, and trichloroethene. However, VOCs are not known to be utilized by Kurt Versen and therefore could not be attributed to site activities. On 5 March 1985, the NJDEP DWR issued another Telegram Order to Kurt Versen requiring corrective action to cease the discharge. Kurt Versen then re-piped the discharge to the sanitary sewer, thus eliminating the surface water discharge.

On 11 October 2001, the Region II SAT conducted an on-site reconnaissance of the Kurt Versen facility. SAT toured the manufacturing and waste storage areas of the site. SAT observed that waste materials consisting of iron phosphates, which are by-products of an anodizing process, are staged in 50-gallon plastic drums in a clean, maintained, indoor drum storage area. The drums were labeled and appeared to be in good condition. According to company officials, Kurt Versen is classified

under RCRA as a Small Quantity Generator, shipping approximately 100 gallons of waste off site every 180 days. The wastes are transported by Cycle Chem/Clean Venture. SAT also toured the exterior of the facility and observed the building addition, which was constructed over the 1981 wastewater discharge area. SAT also observed a cooling tower that re-circulates compressor cooling water, thus eliminating the need to discharge to the sanitary sewer system. Observations made in the area of Haunsman's Ditch revealed no evidence of discharge from the Kurt Versen facility. In addition, no wastes are stored outside of the building.

Based on observations made by SAT on 11 October 2001, all wastes generated on site are either stored indoors or discharged to the sanitary sewer system under a NJPDES Permit. The discharge of industrial wastewater that occurred in 1981 was a one-time event and was remediated under the supervision of the NJDEP. In addition, the Kurt Versen site is situated within a light industrial area. Other possible sources of contamination may be located upgradient along Haunsman's Ditch. SAT observed no stressed vegetation in or along Haunsman's Ditch.

Although Haunsman's Ditch drains into the Oradell Reservoir, it is part of the local storm sewer system and not a perennial stream. Therefore, the PPE to surface water lies approximately one mile from the site. The 1985 compressor cooling water discharge was corrected and the VOCs detected in the cooling water could not be attributed to the Kurt Versen site. The NJDEP DWR conducted a regional groundwater contamination investigation to determine the source of the of the VOC contamination in the area groundwater. A definite source could not be determined; the investigation was subsequently discontinued.

Analytical results of industrial wastewater samples collected by the NJDEP as a result of the 1981 one-time discharge from a broken sanitary sewer line, indicated the presence of arsenic, chromium, and lead. Although a cleanup of the spill was performed under the supervision of the NJDEP, no post-cleanup analytical data are available for review. VOCs detected in aqueous samples collected as a result of the 1985 discharge of compressor cooling water obtained from an on site well, could not be attributed to operations at the Kurt Versen facility. VOCs are not utilized by Kurt Versen and the source of the VOC contamination could not be identified. Lead and chromium were detected at 59 ppb and 10 ppb, respectively during sampling associated with the on-site well. The nearest well utilized for drinking water purposes is a PSW located 0.58 mile south of the site.

A PREscore (version 4.1) analysis of the Kurt Versen site was performed on the basis of residual contaminated soil in Haunsman's Ditch. The analysis results in a site score of **40.63**, which is above the score required for placement on the NPL (i.e., 28.5). However, the site score is driven by the high number of potential groundwater and surface water targets in the vicinity of the site, not due to an observed release or actual contamination of a receptor. Information obtained from United Water, who operates PSWs near the site and the intake in the Oradell Reservoir, indicates that neither have been impacted by site-attributable contaminants. The NJDEP supervised the removal of 11,000 gallons of sludge and water from Haunsman's Ditch present as a result of the 1981 one-time spill. Based on the evaluation of the above conditions, a recommendation of **LOW PRIORITY FOR FURTHER ACTION (LPFA)** is given to the Kurt Versen Company site.

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PREScore 4.1
HRS DOCUMENTATION RECORD

1. Site Name: Kurt Versen Company
   (as entered in CERCLIS)

2. Site CERCLIS Number: NJD001471614

3. Site Reviewer: Scott Snyder

4. Date: 3/20/02

5. Site Location: Westwood/Bergen County, New Jersey
   (City/County,State)

6. Congressional District: 05

7. Site Coordinates: Multiple

   Latitude: 40°58'58.0" Longitude: 074°01'05.0"

	Score
Ground Water Migration Pathway Score (Sgw)	14.66
Surface Water Migration Pathway Score (Ssw)	79.91
Soil Exposure Pathway Score (Ss)	1.21
Air Migration Pathway Score (Sa)	0.21

Site Score	40.63

NOTE

Site names, and references to specific parcels or properties, are provided for general identification purposes only. Knowledge regarding the extent of sites will be refined as more information is developed during the RI/FS and even during implementation of the remedy.

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PREScore 4.1
WASTE QUANTITY

1. WASTESTREAM QUANTITY SUMMARY TABLE, SOURCE: Haunsman's Ditch

a. Wastestream ID	
b. Hazardous Constituent Quantity (C) (lbs.)	0.00
c. Data Complete?	NO
d. Hazardous Wastestream Quantity (W) (lbs.)	0.00
e. Data Complete?	NO
f. Wastestream Quantity Value (W/5,000)	0.00E+00

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PREScore 4.1
WASTE QUANTITY

2. SOURCE HAZARDOUS WASTE QUANTITY FACTOR TABLE

a. Source ID		Haunsman's Ditch	
b. Source Type		Contaminated Soil	
c. Secondary Source Type		N.A.	
d. Source Vol.(yd3/gal)	Source Area (ft2)	0.00	1.00
e. Source Volume/Area Value		2.94E-05	
f. Source Hazardous Constituent Quantity (HCQ) Value (sum of 1b)		0.00E+00	
g. Data Complete?		NO	
h. Source Hazardous Wastestream Quantity (WSQ) Value (sum of 1f)		0.00E+00	
i. Data Complete?		NO	
k. Source Hazardous Waste Quantity (HWQ) Value (2e, 2f, or 2h)		2.94E-05	

Source Hazardous Substances	Depth (feet)	Liquid	Concent.	Units
Arsenic	< 2	NO	4.0E-03	ppm
Chromium	< 2	NO	7.9E-01	ppm
Lead	< 2	NO	8.4E-02	ppm

PREScore 4.1
WASTE QUANTITY

3. SITE HAZARDOUS WASTE QUANTITY SUMMARY

No.	Source ID	Migration Pathways	Vol. or Area Value (2e)	Constituent or Wastestream Value (2f,2h)	Hazardous Waste Qty. Value (2k)
1	Haunsman's Ditch	GW-SW-SE-A	2.94E-05	0.00E+00	2.94E-05

PREScore 4.1
WASTE QUANTITY

4. PATHWAY HAZARDOUS WASTE QUANTITY AND WASTE CHARACTERISTICS SUMMARY TABLE

Migration Pathway	Contaminant Values		HWQVs*	WCVs**
Ground Water	Toxicity/Mobility	1.00E+02	10	6
SW: Overland Flow, DW	Tox./Persistence	1.00E+04	10	18
SW: Overland Flow, HFC	Tox./Persis./Bioacc.	5.00E+07	10	100
SW: Overland Flow, Env	Etox./Persis./Bioacc.	5.00E+06	10	56
SW: GW to SW, DW	Tox./Persistence	1.00E+02	10	6
SW: GW to SW, HFC	Tox./Persis./Bioacc.	5.00E+04	10	18
SW: GW to SW, Env	Etox./Persis./Bioacc.	5.00E+02	10	6
Soil Exposure:Resident	Toxicity	1.00E+04	10	18
Soil Exposure: Nearby	Toxicity	1.00E+04	10	18
Air	Toxicity/Mobility	2.00E-01	10	1

* Hazardous Waste Quantity Factor Values
** Waste Characteristics Factor Category Values

Note: SW = Surface Water
GW = Ground Water
DW = Drinking Water Threat
HFC = Human Food Chain Threat
Env = Environmental Threat

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PREScore 4.1
GROUND WATER MIGRATION PATHWAY SCORESHEET

GROUND WATER MIGRATION PATHWAY Factor Categories & Factors	Maximum Value	Value Assigned
Likelihood of Release to an Aquifer Aquifer: Passaic Formation		
1. Observed Release	550	0
2. Potential to Release		
2a. Containment	10	10
2b. Net Precipitation	10	6
2c. Depth to Aquifer	5	3
2d. Travel Time	35	35
2e. Potential to Release [lines 2a(2b+2c+2d)]	500	440
3. Likelihood of Release	550	440
Waste Characteristics		
4. Toxicity/Mobility	*	1.00E+02
5. Hazardous Waste Quantity	*	10
6. Waste Characteristics	100	6
Targets		
7. Nearest Well	50	9.00E+00
8. Population		
8a. Level I Concentrations	**	0.00E+00
8b. Level II Concentrations	**	0.00E+00
8c. Potential Contamination	**	4.24E+02
8d. Population (lines 8a+8b+8c)	**	4.24E+02
9. Resources	5	5.00E+00
10. Wellhead Protection Area	20	2.00E+01
11. Targets (lines 7+8d+9+10)	**	4.58E+02
12. Targets (including overlaying aquifers)	**	4.58E+02
13. Aquifer Score	100	14.66
GROUND WATER MIGRATION PATHWAY SCORE (Sgw)	100	14.66

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

PREScore 4.1
SURFACE WATER OVERLAND/FLOOD MIGRATION COMPONENT SCORESHEET

SURFACE WATER OVERLAND/FLOOD MIGRATION COMPONENT Factor Categories & Factors DRINKING WATER THREAT	Maximum Value	Value Assigned
Likelihood of Release		
1. Observed Release	550	0
2. Potential to Release by Overland Flow		
2a. Containment	10	10
2b. Runoff	25	1
2c. Distance to Surface Water	25	6
2d. Potential to Release by Overland Flow [lines 2a(2b+2c)]	500	70
3. Potential to Release by Flood		
3a. Containment (Flood)	10	0
3b. Flood Frequency	50	0
3c. Potential to Release by Flood (lines 3a x 3b)	500	0
4. Potential to Release (lines 2d+3c)	500	70
5. Likelihood of Release	550	70
Waste Characteristics		
6. Toxicity/Persistence	*	1.00E+04
7. Hazardous Waste Quantity	*	10
8. Waste Characteristics	100	18
Targets		
9. Nearest Intake	50	2.00E+00
10. Population		
10a. Level I Concentrations	**	0.00E+00
10b. Level II Concentrations	**	0.00E+00
10c. Potential Contamination	**	5.21E+03
10d. Population (lines 10a+10b+10c)	**	5.21E+03
11. Resources	5	5.00E+00
12. Targets (lines 9+10d+11)	**	5.22E+03
13. DRINKING WATER THREAT SCORE	100	79.74

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

PREScore 4.1
SURFACE WATER OVERLAND/FLOOD MIGRATION COMPONENT SCORESHEET

SURFACE WATER OVERLAND/FLOOD MIGRATION COMPONENT Factor Categories & Factors HUMAN FOOD CHAIN THREAT	Maximum Value	Value Assigned
Likelihood of Release		
14. Likelihood of Release (same as line 5)	550	70
Waste Characteristics		
15. Toxicity/Persistence/Bioaccumulation	*	5.00E+07
16. Hazardous Waste Quantity	*	10
17. Waste Characteristics	1000	100
Targets		
18. Food Chain Individual	50	2.00E+00
19. Population		
19a. Level I Concentrations	**	0.00E+00
19b. Level II Concentrations	**	0.00E+00
19c. Pot. Human Food Chain Contamination	**	3.00E-04
19d. Population (lines 19a+19b+19c)	**	3.00E-04
20. Targets (lines 18+19d)	**	2.00E+00
21. HUMAN FOOD CHAIN THREAT SCORE	100	0.17

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

PREScore 4.1
SURFACE WATER OVERLAND/FLOOD MIGRATION COMPONENT SCORESHEET

SURFACE WATER OVERLAND/FLOOD MIGRATION COMPONENT Factor Categories & Factors ENVIRONMENTAL THREAT	Maximum Value	Value Assigned
Likelihood of Release		
22. Likelihood of Release (same as line 5)	550	70
Waste Characteristics		
23. Ecosystem Toxicity/Persistence/Bioacc.	*	5.00E+06
24. Hazardous Waste Quantity	*	10
25. Waste Characteristics	1000	56
Targets		
26. Sensitive Environments		
26a. Level I Concentrations	**	0.00E+00
26b. Level II Concentrations	**	0.00E+00
26c. Potential Contamination	**	2.00E-03
26d. Sensitive Environments (lines 26a+26b+26c)	**	2.00E-03
27. Targets (line 26d)	**	2.00E-03
28. ENVIRONMENTAL THREAT SCORE	60	0.00
29. WATERSHED SCORE	100	79.91
30. SW: OVERLAND/FLOOD COMPONENT SCORE (Sof)	100	79.91

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

PREScore 4.1
GROUND WATER TO SURFACE WATER MIGRATION COMPONENT SCORESHEET

GROUND WATER TO SURFACE WATER MIGRATION COMPONENT Factor Categories & Factors DRINKING WATER THREAT	Maximum Value	Value Assigned
Likelihood of Release to Aquifer Aquifer: Glacial Deposites		
1. Observed Release	550	0
2. Potential to Release		
2a. Containment	10	10
2b. Net Precipitation	10	6
2c. Depth to Aquifer	5	3
2d. Travel Time	35	25
2e. Potential to Release [lines 2a(2b+2c+2d)]	500	340
3. Likelihood of Release	550	340
Waste Characteristics		
4. Toxicity/Mobility/Persistence	*	1.00E+02
5. Hazardous Waste Quantity	*	10
6. Waste Characteristics	100	6
Targets		
7. Nearest Intake	50	0.00E+00
8. Population		
8a. Level I Concentrations	**	0.00E+00
8b. Level II Concentrations	**	0.00E+00
8c. Potential Contamination	**	0.00E+00
8d. Population (lines 8a+8b+8c)	**	0.00E+00
9. Resources	5	5.00E+00
10. Targets (lines 7+8d+9)	**	5.00E+00
11. DRINKING WATER THREAT SCORE	100	0.12

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

PREScore 4.1
GROUND WATER TO SURFACE WATER MIGRATION COMPONENT SCORESHEET

GROUND WATER TO SURFACE WATER MIGRATION COMPONENT Factor Categories & Factors HUMAN FOOD CHAIN THREAT	Maximum Value	Value Assigned
Likelihood of Release		
12. Likelihood of Release (same as line 3)	550	340
Waste Characteristics		
13. Toxicity/Mobility/Persistence/Bioacc.	*	5.00E+04
14. Hazardous Waste Quantity	*	10
15. Waste Characteristics	1000	18
Targets		
16. Food Chain Individual	50	0.00E+00
17. Population		
17a. Level I Concentrations	**	0.00E+00
17b. Level II Concentrations	**	0.00E+00
17c. Pot. Human Food Chain Contamination	**	0.00E+00
17d. Population (lines 17a+17b+17c)	**	0.00E+00
18. Targets (lines 16+17d)	**	0.00E+00
19. HUMAN FOOD CHAIN THREAT SCORE	100	0.00

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

PREScore 4.1
GROUND WATER TO SURFACE WATER MIGRATION COMPONENT SCORESHEET

GROUND WATER TO SURFACE WATER MIGRATION COMPONENT Factor Categories & Factors ENVIRONMENTAL THREAT	Maximum Value	Value Assigned
Likelihood of Release		
20. Likelihood of Release (same as line 3)	550	340
Waste Characteristics		
21. Ecosystem Tox./Mobility/Persist./Bioacc. 22. Hazardous Waste Quantity 23. Waste Characteristics	* * 1000	5.00E+02 10 6
Targets		
24. Sensitive Environments 24a. Level I Concentrations 24b. Level II Concentrations 24c. Potential Contamination 24d. Sensitive Environments (lines 24a+24b+24c) 25. Targets (line 24d)	 ** ** ** ** **	 0.00E+00 0.00E+00 0.00E+00 0.00E+00 0.00E+00
26. ENVIRONMENTAL THREAT SCORE	60	0.00
27. WATERSHED SCORE	100	0.12
28. SW: GW to SW COMPONENT SCORE (Sgs)	100	0.12

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

PREScore 4.1
SOIL EXPOSURE PATHWAY SCORESHEET

SOIL EXPOSURE PATHWAY Factor Categories & Factors RESIDENT POPULATION THREAT	Maximum Value	Value Assigned
Likelihood of Exposure		
1. Likelihood of Exposure	550	550
Waste Characteristics		
2. Toxicity	*	1.00E+04
3. Hazardous Waste Quantity	*	10
4. Waste Characteristics	100	18
Targets		
5. Resident Individual	50	0.00E+00
6. Resident Population		
6a. Level I Concentrations	**	0.00E+00
6b. Level II Concentrations	**	0.00E+00
6c. Resident Population (lines 6a+6b)	**	0.00E+00
7. Workers	15	1.00E+01
8. Resources	5	0.00E+00
9. Terrestrial Sensitive Environments	***	0.00E+00
10. Targets (lines 5+6c+7+8+9)	**	1.00E+01
11. RESIDENT POPULATION THREAT SCORE	**	9.90E+04

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.
*** No specific maximum value applies, see HRS for details.

PREScore 4.1
SOIL EXPOSURE PATHWAY SCORESHEET

SOIL EXPOSURE PATHWAY Factor Categories & Factors NEARBY POPULATION THREAT	Maximum Value	Value Assigned
Likelihood of Exposure		
12. Attractiveness/Accessibility	100	1.00E+01
13. Area of Contamination	100	5.00E+00
14. Likelihood of Exposure	500	5.00E+00
Waste Characteristics		
15. Toxicity	*	1.00E+04
16. Hazardous Waste Quantity	*	10
17. Waste Characteristics	100	18
Targets		
18. Nearby Individual	1	1.00E+00
19. Population Within 1 Mile	**	7.00E+00
20. Targets (lines 18+19)	**	8.00E+00
21. NEARBY POPULATION THREAT SCORE	**	7.20E+02
SOIL EXPOSURE PATHWAY SCORE (Ss)	100	1.21

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.

PREScore 4.1
AIR PATHWAY SCORESHEET

AIR MIGRATION PATHWAY Factor Categories & Factors	Maximum Value	Value Assigned
Likelihood of Release		
1. Observed Release	550	0
2. Potential to Release		
2a. Gas Potential to Release	500	0
2b. Particulate Potential to Release	500	220
2c. Potential to Release	500	220
3. Likelihood of Release	550	220
Waste Characteristics		
4. Toxicity/Mobility	*	2.00E-01
5. Hazardous Waste Quantity	*	10
6. Waste Characteristics	100	1
Targets		
7. Nearest Individual	50	2.00E+01
8. Population		
8a. Level I Concentrations	**	0.00E+00
8b. Level II Concentrations	**	0.00E+00
8c. Potential Contamination	**	5.80E+01
8d. Population (lines 8a+8b+8c)	**	5.80E+01
9. Resources	5	0.00E+00
10. Sensitive Environments		
10a. Actual Contamination	***	0.00E+00
10b. Potential Contamination	***	1.00E+00
10c. Sens. Environments(lines 10a+10b)	***	1.00E+00
11. Targets (lines 7+8d+9+10c)	**	7.90E+01
AIR MIGRATION PATHWAY SCORE (Sa)	100	2.11E-01

* Maximum value applies to waste characteristics category.
** Maximum value not applicable.
*** No specific maximum value applies, see HRS for details.